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From: info@esolutionsgroup.ca [<mailto:info@esolutionsgroup.ca>] On Behalf Of Kevin Wickert
Sent: Tuesday, July 21, 2020 4:30 PM
To: Mayor Finch <gfinch@southhuron.ca>
Subject: Tridon Development

July 21, 2020

TO: South Huron councillors

FROM: Kevin Wickert as part of and on behalf of a group of concerned citizens

SUBJECT: Proposed Subdivision Development on Golf Course Lands

We are a group of Citizens Concerned about Golf Course Development in Grand Bend. In order to effect informed and democratic opposition to the proposed residential subdivision (by Tridon Development Ltd.) on the lands currently occupied by the Oakwood Golf Course and driving range, on the east side of Highway 21, we aim to

- identify the effects this development would have on our community
- research and organize factual information pertaining to the proposed development
- share our findings with other relevant individuals or groups, and
- establish communication with the Municipality of South Huron, County Council, the Ausable Bayfield Conservation Authority, and any other interested parties.

We have prepared a preliminary document. It is attached. As time goes on there will likely be more data but we want our voice out there now because Municipal Staff have heard only from those who stand to gain most, and not by the taxpayers and residents most impacted by this proposal. Tridon has had months to plan and prepare, to communicate with and build rapport with Municipal Staff, while the Public gets a 20-day notice and doesn't even know when that will begin.

We organize our findings under these topics:

- TRAFFIC
- PLANNING
- FLOODPLAIN/SEWER
- CLIMATE CHANGE
- HOUSING NEEDS
- COST TO TAXPAYERS?
- ENVIRONMENTAL IMPACT
- HUMAN IMPACT
- TIMING
- FINAL STATEMENT

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These are our research sources:

- Tridon Development Inc, website, public information panels, Baker Planning Zoom Video June 25/20, Zoom power point 2005 ,and various articles in newspaper and magazines
- Municipality of South Huron Official Plan 2014
- Municipality of South Huron Strategic Plan 2015-2019
- Ministry of South Huron Water and Wastewater Master Plan 2018 (prepared by Stantec Consulting Ltd.)
- Website of Ausable Bayfield Conservation Authority
- "The Construction-Vibration Damage Guide for Homeowners"
- Email responses to our CC group members who have sent SH Staff and Council specific queries
- https://linkprotect.cudasvc.com?url=https%3a%2f%2fsavingnature.com&c=E.L1NWwAx7Qg9jwmrzCFUXoiZDz_YYZwsqzbZmwIUZyzqIr5NbSlzhuu480wAdt5CohOhyPEUNaW2TeB_pJN5NWrlFXaWJnDYiAZEEdDNqj46U9g836y-KT3J&typo=1
- Federation of Canadian Municipalities (https://linkprotect.cudasvc.com?url=https%3a%2f%2ffcm.ca&c=E.L1LsV1rPfj0eFLfzcNtN4iSXydp8P0M-E-4c7BqFNjDzcshBLCBbim_wQjUQ1DEmg8Jlkb1gaV_yOVDy7a28tdOAUzaY89BosL04wkJZyZg...&typo=1)
- Municipal Finance Officers' Association of Ontario
- The Ontario Municipal Councillor's Guide 2018
- Exeter Times-Advocate Newspaper and Lakeshore Advance Website.

We did not depend on or credit the local grapevine (which is rife with rumour).

We are a small group because of Covid-19 restraints. We tell you more about ourselves in the third-last last section, HUMAN IMPACT.

We trust you will consider our report in your assessment of the Tridon Residential Subdivision proposal.

Respectfully submitted,
Kevin Wickert
74 Sandpiper Square
Grand Cove, Grand Bend